

**Certificate of Notice Page 1 of 4**  
**United States Bankruptcy Court**  
**Eastern District of Pennsylvania**

In re:  
 Jose J. Sanchez  
 Debtor

Case No. 17-16150-amc  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: JEGilmore  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 5

Date Rcvd: Mar 09, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 11, 2018.

db +Jose J. Sanchez, 2733 N. 4th Street, Philadelphia, PA 19133-3105  
 cr +Wilmington Savings Fund Society, et al., Stern & Eisenberg, PC, 1581 Main Street, Suite 200, Warrington, PA 18976-3400

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: bankruptcy@phila.gov Mar 10 2018 01:46:52 City of Philadelphia,  
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595

smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Mar 10 2018 01:46:25 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946

smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Mar 10 2018 01:46:46 U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404  
 TOTAL: 3

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 11, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 9, 2018 at the address(es) listed below:

CHRISTOPHER M. MCMONAGLE on behalf of Creditor WILMINGTON SAVINGS FUND ET AL  
 cmcmongan@sterneisenberg.com, bkecf@sterneisenberg.com  
 CHRISTOPHER M. MCMONAGLE on behalf of Creditor Wilmington Savings Fund Society, et al.  
 cmcmongan@sterneisenberg.com, bkecf@sterneisenberg.com  
 DANIELLE BOYLE-EBERSOLE on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION  
 debersole@hoflawgroup.com, bbleming@hoflawgroup.com  
 DANIELLE BOYLE-EBERSOLE on behalf of Creditor PNC Bank, National Association c/o Select  
 Portfolio Servicing Inc. debersole@hoflawgroup.com, bbleming@hoflawgroup.com  
 JILL MANUEL-COUGHLIN on behalf of Creditor WILMINGTON SAVINGS FUND ET AL jill@pkallc.com,  
 chris.amann@pkallc.com:nick.bracey@pkallc.com:samantha.gonzalez@pkallc.com:harry.reese@pkallc.com  
 RAYMOND M. KEMPINSKI on behalf of Debtor Jose J. Sanchez ray@colemankempinski.com,  
 raykemp1006@gmail.com  
 REBECCA ANN SOLARZ on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION  
 bkgroup@kmlawgroup.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com  
 TOTAL: 9

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

|   |   |                             |
|---|---|-----------------------------|
| In Re:                                  | : | Bankruptcy No. 17-16150-amc |
| Jose J. Sanchez a/k/a Jose Juan Sanchez | : | Chapter 13                  |
| Debtor                                  | : |                             |
| PNC Bank, National Association          | : |                             |
| c/o Select Portfolio Servicing Inc.     | : |                             |
| Movant                                  | : |                             |
| vs.                                     | : |                             |
| Jose J. Sanchez a/k/a Jose Juan Sanchez | : |                             |
| Debtor/Respondent                       | : |                             |
| and                                     | : |                             |
| William C. Miller, Esquire              | : |                             |
| Trustee/Respondent                      | : |                             |

**CONSENT ORDER / STIPULATION AGREEMENT SETTLING  
MOTION FOR RELIEF FROM AUTOMATIC STAY & CO DEBTOR STAY**

AND NOW, upon the Motion of PNC Bank, National Association c/o Select Portfolio Servicing Inc. ("Creditor"/ "Movant"), through its counsel, Hladik, Onorato & Federman, LLP, for relief from the automatic stay pursuant to Bankruptcy Code § 362(d) as to certain property, 107 West Thompson Street, Philadelphia, PA 19122 (the "Property"), it is hereby agreed as follows:

Jose J. Sanchez a/k/a Jose Juan Sanchez (hereafter, "Debtor") acknowledges that the following monthly post-petition mortgage payments are due as follows:

|  |                   |
|--|-------------------|
| Payments (10/01/2017 – 02/01/2018 @ \$387.32 each) ..... | <b>\$1,936.60</b> |
| Arrears ("Arrears") .....                                | <b>\$1,936.60</b> |

1. Debtor shall cure the Arrears as set forth above by paying one-sixth (1/6) of the Arrears per month (\$322.77/month) for the next six (6) months, together with the regular monthly mortgage payment (currently \$387.32/month), for a total combined monthly payment of **\$710.09** or the next six (6) months beginning on *March 1, 2018*. In the event the regular monthly payment changes for any reason, then the amount due pursuant to this Paragraph shall be adjusted accordingly. Thereafter, Debtor agrees to continue making the regular monthly mortgage payments.

2. Debtor shall make the regular monthly payments required to the Trustee.

3. Debtor shall send all payments due directly to Creditor at the address below:

**Select Portfolio Servicing, Inc.**  
**Attn: Remittance Processing, P.O. Box 65450**  
**Salt Lake City, UT 84165-0450**

**Select Portfolio Servicing, Inc.**'s loan #xxxxx1297 must appear on each payment.

4. In the event Debtor fail to make any of the payments set forth hereinabove (or real estate taxes and/or hazard insurance when due) on or before their due dates, Creditor and/or Counsel may give Debtor and Debtor's counsel notice of the default. If Debtor does not cure the default within ten (10) days of the notice, upon Certification of Default to the Court, and request for Order, with a copy to Debtor and Debtor's counsel, Creditor shall immediately have relief from the bankruptcy stay.

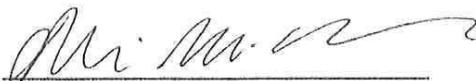
5. The failure by the Creditor, at any time, to file a Certification of Default upon default by the Debtor shall not be construed, nor shall such failure act, as a waiver of any of Creditor's rights hereunder.

6. Upon issuance of the aforesaid Order, the parties hereto further agree that Creditor may proceed in state court to exercise all rights and remedies available to it as a mortgagee and creditor under state and federal law including, but not limited to, the initiation of and continuation of foreclosure and execution process through sheriff's sale concerning the Property and ejectment thereafter.

7. In the event Debtor converts to a bankruptcy under Chapter 7 of the Bankruptcy Code then Debtor shall pay all pre-petition arrears and post-petition arrears within 10 days from the date the case is converted. If Debtor fail to make payments in accordance with this paragraph then the Creditor, through Counsel, may file a certification setting forth said failure and the Creditor shall be granted immediate relief from the automatic stay.

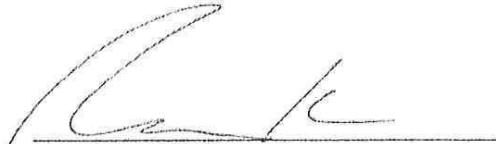
8. It is further agreed that the 14-day stay provided by Rule 4001(a)(3) is hereby waived.

By signing this Stipulation, Debtor's Counsel represents that the Debtor is familiar with and understand the terms of this Stipulation and agrees to said terms regardless of whether the Debtor has actually signed this Stipulation. Seen and agreed by the parties on the date set forth below:



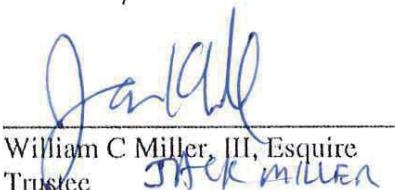
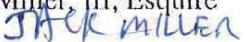
Danielle Boyle-Ebersole, Esquire  
Counsel for Creditor

Date: 3/5/18



Ray Kempinski, Esquire  
Counsel for Debtor

Date: 3-1-18

  
William C. Miller, III, Esquire  
Trustee 

Date: 3-5-18



AND NOW, this 8th day of March, 2018, it is hereby ORDERED  
that this Stipulation Agreement between the parties is hereby approved.

  
Honorable Ashely M. Chan  
U.S. Bankruptcy Judge